

DATE SUBMITTED: 11-7-91

PERMIT NO. 40331

FEE \$ 5<sup>00</sup>

**PLANNING CLEARANCE**  
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 3609 Ridge Ct SQ. FT. OF BLDG: \_\_\_\_\_ 14x16  
 SUBDIVISION: TARMIGAN SQ. FT. OF LOT: .42 AC  
 FILING NO. 1 BLK NO. \_\_\_\_\_ LOT NO. 5 NO. OF FAMILY UNITS: 1  
 TAX SCHEDULE NO: 29-45014 48095 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: House  
 OWNER: MARVIN HIGGINSON USE OF EXISTING BUILDINGS: RESIDENCE  
 ADDRESS: 3609 Ridge Ct DESCRIPTION OF WORK AND INTENDED USE: STORAGE Shed  
 TELEPHONE: 242-9003

**SUBMITTALS REQUIRED:** Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

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**FOR OFFICE USE ONLY**

ONE RSF-5 FLOODPLAIN: YES \_\_\_ NO \_\_\_  
<sup>Accessory</sup> SETBACKS: FRONT 25' GEOLOGIC HAZARD: YES \_\_\_ NO \_\_\_  
 SIDE 3' REAR 10' CENSUS TRACT: 10 TRAFFIC ZONE: 21  
 MAXIMUM HEIGHT 32' PARKING REQ'MT \_\_\_\_\_  
 LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_ SPECIAL CONDITIONS: \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

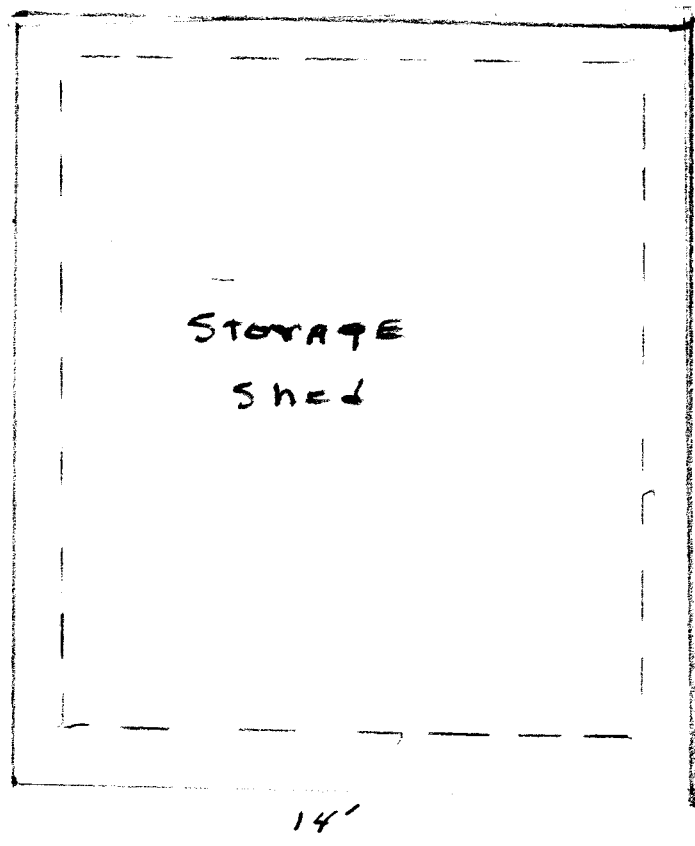
[Signature]  
 Department Approval  
11-7-91  
 Date Approved

[Signature]  
 Applicant Signature  
11-7-91  
 Date

ACCEPTED ~~DKA~~ 11-7-91  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE OWNER'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

90+ feet

115' property line



2x4 WALLS 8'  
4x12 ROOF

CONCRETE FOOTER  
8" / 12"  
4" SLOTTED

HOUSE ↙

3609 Ridge Ct  
MARVIN HIGGINSON